

September 22, 2018

RE: Proposed 40B subdivision at 81 Chace Hill Road

Dear Mr. Busby, Mr. Perry, and Mr. Lane,

We are writing as concerned citizens of Sterling and neighbors to the proposed subdivision, South Meadow Village, at 81 Chace Hill Road. As residents of 67 and 63 Swett Hill Road, directly across from the aforementioned location, we would like to share with you the questions and concerns we have with this proposal due to the proximity to our homes.

We do recognize the need for affordable housing in Sterling and do not oppose 40B housing at 81 Chace Hill Road, however we are in full agreement with the beautifully written letter from Michael and Nancy O'Connor of 83 Chace Hill Road with regards to the size and scope of the proposed development. Part of the draw to Sterling and this particular neighborhood for both of our families was, and continues to be, its rural character as evidenced by the town's ample apple orchards, farmland, trails, and open spaces. A 16-unit subdivision at this location, of which half is undevelopable wetlands, is simply too dense relative to the surrounding properties. We therefore support, as do The O'Connor's, a development of limited scope in order to maintain the character of the area. We support reducing the number of dwellings to 6-8 units in 3-4 buildings. Reduction in the total number of units will also relieve some of the pressure to our school system as mentioned in the letter from Ms. Roberti.

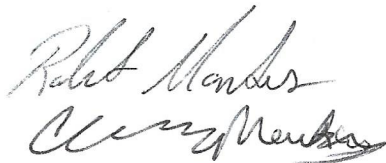
In addition to supporting a reduced scope of the project, we have some questions that we would like considered. You will see they have been framed bearing in mind the proposed 16 units but would apply no matter how many units are agreed upon.

1. Where will the access point be for this development? There is concern if it were to be in close proximity to the intersections of Chace Hill, Swett Hill, and Squareshire roads. Any additional traffic would contribute to the dangerousness of this intersection. As it is, cars travel at high rates of speeds on Chace Hill. Entering and exiting Swett Hill and Squareshire roads is already dangerous. Adding 16 to 32 cars (considering the possibility of 2 cars per dwelling) traveling through and past this intersection on a regular basis would surely add difficulty navigating turns and possibly warrant more stop signs or safety measures.

2. Looking at the satellite overlay of the map of 81 Chace Hill Road, the area is forested. Is there a plan to preserve trees and prevent complete deforestation with the current proposal? In addition, Mr. Perry has been quoted in The Landmark as stating that the back half of the land is wetlands. Considering this, should there be a concern for the placement of a septic system(s) to support 16 dwellings in such close proximity to wetlands? How will the layout of the land in that area change with the building of these units? Will the context of the area and surrounding tree-lined roads and properties be considered in the design?

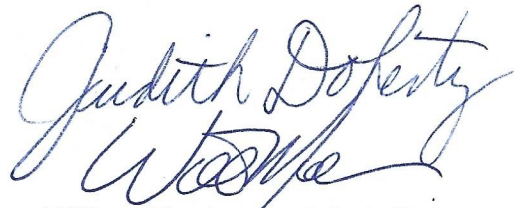
We ask that you please consider the above concerns and questions when making decisions regarding South Meadow Village. Both of our families love Sterling and its rural farming character. The town is a terrific place to raise a family. At the right scale, smaller than that proposed, this development could bring the opportunity for new families to experience all Sterling has to offer while maintaining character and identity of our community.

Sincerely,

Handwritten signatures of Robert and Courtney Mankus in blue ink.

Robert and Courtney Mankus

67 Swett Hill Road

Handwritten signatures of William Meehan and Judy Doherty in blue ink.

William Meehan and Judy Doherty

63 Swett Hill Road